



**AGENDA  
SUNNYVALE PLANNING COMMISSION  
March 13, 2006**

**7:00 PM - Study Session – West Conference Room**

- 1. Training: Zoning definitions (FAR, setback, height, etc.) (45 minutes)**
- 2. Public Comment on Study Session Agenda Items (5 minutes)**
- 3. Comments from the Chair (5 minutes)**

**8:00 PM - Public Hearing – Council Chambers**

**CALL TO ORDER/SALUTE TO THE FLAG**

**ROLL CALL**

**SCHEDULED PRESENTATION**

None

**PUBLIC ANNOUNCEMENTS/CITIZENS TO BE HEARD**

Speakers are limited to three (3) minutes. If you wish to address the Planning Commission, please complete a speaker's card and give it to the Recording Secretary. If your subject is not on the agenda, you will be recognized at this time; but the Brown Act (Open Meeting Law) does not allow action by Planning Commission Members. If you wish to speak to a subject listed on the agenda, you will be recognized at the time the item is being considered by the Planning Commission.

**CONSENT CALENDAR**

**APPROVAL OF MINUTES of the Regular Meeting of February 27, 2006 and the Special Meeting of March 6, 2006.**

**PUBLIC HEARINGS/GENERAL BUSINESS**

- 1. 2005-1097 – Cingular Wireless [Applicant] City of Sunnyvale [Owner]:** Application for a Use Permit on a 9.6-acre site to allow a telecommunication antenna on a playfield pole and to replace the snack shack that contains ancillary ground equipment. The property is located at **834 Lakechime Drive** (near Silverlake Dr) in a P-F (Public Facility) Zoning District. (Negative Declaration) (APN: 110-24-038) TF  
**(Staff requests indefinite continuance.)**

2. **2004-0167 - City of Sunnyvale Study Issue – Zoning Tools to Encourage the Development of Ownership Housing** - This study examines modifications to the Zoning Code that would facilitate the conversion to, and development of, ownership housing while still maintaining protection to tenants that could potentially be displaced. JM  
(Staff requests continuance to March 27, 2006.)
3. **2006-0017:** Application for a Design Review on a 9,920 square-foot site to allow demolition of an existing home and construction of a new two-story house totaling 4,461 square feet where 4,050 square feet may be allowed without Planning Commission review. The property is located at **1391 Ramon Drive** (near Elizabeth Way) in an R-1 (Low-Density Residential) Zoning District. (APN: 313-01-041) JM
4. **2005-1048 – Jeffery Morris** [Applicant] **Morris Associates IX** [Owner]: Application on a 2.1-acre site for related proposals located at **595 Lawrence Expressway** (at Duane Ave) in an M-S (Industrial & Service) Zoning District. (Negative Declaration) (APN: 205-23-017) JM;
  - **Special Development Permit** to construct a new 22,590 square-foot shopping center,
  - **Rezone** from M-S (Industrial & Service) to M-S/PD (Industrial & Service/Planned Development) Zoning District
5. **2005-0028 - City of Sunnyvale Study Issue – Tree Preservation Ordinance Update Study Issue:** This study explores opportunities for change to the current ordinance and make recommendations on whether or not the ordinance should be modified in order to meet the needs of the City's residents and other city goals. SL

#### **NON-AGENDA ITEMS AND COMMENTS**

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS
  - City Council Meeting Report
  - Other Staff Oral Report

#### **INFORMATION ONLY ITEMS**

#### **ADJOURNMENT**

**Notice to the Public:**

*Agenda information is available by calling (408) 730-7440. Agendas and associated reports are also available on the City's web site at <http://www.sunnyvale.ca.gov>, or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting. Please contact Community Development Department, Planning Division office at 408/730-7440 for specific questions regarding the agenda.*

*PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing to the City at or before the public hearing. PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.*

*Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Planning Division at (408) 730-7440. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (29 CFR 35.104 ADA Title II)*

## **VISUAL PRESENTATION**

To assist you in utilizing the technology available in the Council Chambers, the publication "How to Make Your Presentation More Effective" may be helpful.

Ask the Project Planner for a copy. Copies are also available on the table located at the back of the Council Chambers prior to scheduled Planning Commission and City Council meetings. You may also pick up a copy at the One Stop Permit Center or the City Clerk's Office during normal business hours, or visit the City's website at: <http://www.sunnyvale.ca.gov>.

## **PLANNING COMMISSION SCHEDULED PUBLIC HEARING DATES FOR 2006:**

January 9	May 22	October 9
January 23	June 12	October 23
February 13	June 26	November 13
February 27	July 10	November 27
March 13	July 24	December 11
March 27	Aug 14	January 8, 2007
April 10	Aug 28	January 22, 2007
April 24	Sep 11	February 12, 2007
May 8	Sep 25	February 26, 2007

- \* Joint Study Session with City Council
- \*\* City Council Study Issue Workshop
- \*\*\* Special Planning Commission Meeting

Planning Commission typically meets the 2<sup>nd</sup> and 4<sup>th</sup> Monday of each month. Study Sessions are held at 7PM in the West Conference Room. Public Hearings are held at 8PM in the Council Chambers. Public Hearings are broadcast on KSUN.

### Channel 15 – KSUN

Monday, March 13, 2006	Planning Commission Meeting – (Live) 8:00 p.m.
Thursday, March 16, 2006	Planning Commission Meeting (Replay of March 13, 2006) 8:00 p.m.
Saturday, March 18, 2006	Panning Commission Meeting (Replay of March 13, 2006) 11:00 a.m.
Sunday, March 19, 2006	Planning Commission Meeting (Replay of March 13, 2006) 11:00 a.m.

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## **GUIDELINES FOR ADDRESSING THE PLANNING COMMISSION**

### **Public Announcements – Beginning of Meeting**

- 3 minutes or less per speaker.
- Speakers are requested to give their name (address is optional).
- Recognition of a special achievement.
- Announcement of public event with definite time and date.
- Public events that are of Planning Commission interest that occur in the City annually. (Only announce one time for the year).

### **Public Hearings – Order of Hearing as Follows:**

- Opening remarks by the applicant (if applicable).
- Speakers are requested to give their name (address is optional).
- Anyone interested in addressing the Planning Commission (may only speak one time).
- Closing remarks by the applicant (if applicable).
- Time limit of 3 minutes per person (to be extended at discretion of Chair). Please make comments brief and be prepared to provide new input.

### **Citizens to be Heard**

- Any item relevant to the Planning Commission.
- Speakers are requested to give their name (address is optional).
- Speakers are to turn in a Speaker Card to the Recording Secretary.
- Items not on the agenda.
- Items that do not fall within the scope of the Public Announcement section.
- Time limit of 3 minutes, 15 minutes total for this category (to be extended or continued to end of Planning Commission business, at the discretion of the Chair). Limit to one appearance during this section.

<p>If you wish to provide the Planning Commission with copies of any handout materials you are presenting, please provide sufficient copies for each Planning Commission member, the Recording Secretary and other staff present.</p>
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